

27 Acres/10.9 Hectares

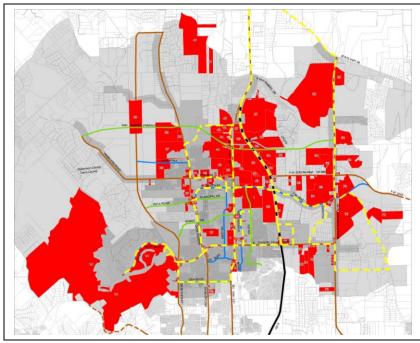
US 183 is 6,000 feet/1,829 meters east

Utilities on-site

Two entrances to FM 2243 and Bagdad Road

Zoning - Local Commercial

Mr. Heriberto "Eddie" & Belinda Sanchez ABC Erosion Control 12245 FM 2243 Leander TX 78646 (512) 259-3894 phone (512) 844-4683/(512) 844-0439 mobile ABC Erosion@msn.com



Property								
Total Acreage: 27 acres/10.9 hectares			Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. A, E					
Location								
City: Leander		County: Williamson						
Address/Directions: 12245 FM 2243, Lea	ander TX 786	641 (.	.25 mile/.40 l	km w	est & south of FN	/I 2243/Bag	gdad Road intersection)	
Within City Limits: Yes				Dist	tance from City L	imits: No	Applicable	
Distance to US Highways: 1.1 miles/1.8 Distance to Interstate Highways: 12 mil	eters	Type of Zoning: Single-Family Residential and General Commercial						
General Site Information								
Previous Use of Site: Open Farm Land, Commercial and Residential General Condition					Dimensions: 68	sions: 682 x 1,500 feet/208 x 457 meters		
Soil Composition (based upon USDA, So Survey of Williamson County, Issued Ja Doss: moderately deep, shallow and ve cobbly, and stony soils formed in indura earths; on uplands with 1 to 5 percent s	nuary of 1983 ry shallow, ca ated fractured lopes	3): D alcar I lime	enton-Eckra eous, claye estone or lin	ant- y, ney		uncoated	loderate to high with a high risk I steel and a low risk of	
Adjoining Acreage Available: No Can Yes			ite Be Divide	Be Divided: Lot Size: Negotiable				
Improvements								
Road Distance to Rail: 1.2 miles/2 kilometers			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail					
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: adjacent to several hundred home residential subdivision					
Fenced: No			Landscaped: No					
Located within an Industrial Park: No			Type of Business: Office, Retail and Residential					
Deed Restriction(s): No			Covenants	No				
Utilities								
City of Leander Services: Department of Engineering, (512) 528-2700	Water - Size of Nearest Li 12 inch/30.5 cm Pressure: 88 psi/607 kilopascal			:	Sewer - Size of Nearest Line: 10 inch/25.4 cm			
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (83) 868-6041	Facs: (51	•	Email: <u>Trista.fugate@peci.com</u>				
Natural Gas Service: ATMOS Energy, (5 310-3810	inch/15	rest Line: 6 m Poly II	i	Pressure: Intermediate Pressure located				
Telecommunication Service: AT&T and/or SuddenLink	Phone: (51) 870-4430 and/or (979) 595-2424		•	Facs: (512) 870-4475 a (979) 595-2445		or Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com		
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (51) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net				
Sales Information								
Contact: Mr. Eddie	Phone:			_				
Mr. Eddie & Ms.	(512) 844- 4638 or		acs: (512) 2				Web Site: Not Applicable	
Belinda	(512) 844-	4	4467		abc_erosion@n	nsn.com	· · · · · · · · · · · · · · · · · · ·	
Sanchez Sales Price: \$5.50 to \$6.50 per square for	0439 oot/.09	+-		Net	Applicable			